

GENERAL SERVICES ADMINISTRATION

Federal Supply Service

Authorized Federal Supply Schedule Price List

On-line access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order are available through GSA *Advantage!*, a menu-driven database system. The INTERNET address for GSA *Advantage!* is: GSAAdvantage.gov.

Schedule Title: Professional Services Schedule
Industrial Group: 00CORP
Contract Number: GS-23F-0075V

For more information on ordering from Federal Supply Schedules click on the FSS Schedules at fss.gsa.gov.

Contract Period: **(July 27, 2014 through July 26, 2019)**
Contractor Name: **P.K. Management Group, Inc.**
Address: **8095 NW 12 Street, #400, Doral, FL 33126**
Phone Number: **(786) 507-6020**
Fax Number: **(305) 858-2214**
Web site: **www.PKMG.net**
Contact for contract administration: **Pedro Kolychkine, Pres/ CEO**

Business size: **Other than Small**

Prices Shown Herein are Net (discount deducted)

Date: **June 22, 2016**

CUSTOMER INFORMATION PAGE

- 1a. SIN 520-5; 520-5RC
- 1b. See Below
- 1c. Not Applicable
- 2. Maximum order: **\$1,000,000**
- 3. Minimum order: **\$100.00**
- 4. Geographic coverage (delivery area): **Domestic Delivery Only**
- 5. Point(s) of production (city, county, and state or foreign country): **United States and Atlantic Territories**
- 6. Discount from list prices or statement of net price: **To be negotiated at task order level.**
- 7. Quantity discounts: **PKMG will negotiate discounts at task order level.**
- 8. Prompt payment terms: **Net 30**
- 9a. Notification that Government purchase cards are accepted at or below the micro-purchase threshold. **Yes**
- 9b. Notification whether Government purchase cards are accepted or not accepted above the micro-purchase threshold. **Yes**
- 10. Foreign items: **Not applicable.**
- 11a. Time of delivery: **To be negotiated at task order level.**
- 11b. Expedited delivery: **To be negotiated at task order level.**
- 11c. Overnight and 2-day delivery: **To be negotiated at task order level.**
- 11d. Urgent requirements: See contract clause I-FSS-14-B. **Agencies can contact PKMG Contract Administrator to obtain faster delivery negotiated at the task order level.**
- 12. F.O.B. point(s): **Destination.**
- 13a. Ordering address (es): **8095 NW 12 Street, #400, Doral, FL 33126; Voice: (786)507-6020; Fax: (305)858-2214**
- 13b. Ordering procedures: **Not Applicable**
- 14. Payment address: **8095 NW 12 Street, #400, Doral, FL 33126**
- 15. Warranty provision: **Not applicable**
- 16. Export packing charges: **Not applicable.**
- 17. Terms and conditions of Government purchase card acceptance (any thresholds above the micro-purchase level). **Not Applicable**
- 18. Terms and conditions of rental maintenance, and repair – **Not applicable.**
- 19. Terms and conditions of installation – **Not applicable.**
- 20. Terms and conditions of repair parts – **Not applicable.**
- 20a. Terms and conditions for any other services – **Not applicable.**
- 21. List of service and distribution points – **Not applicable**
- 22. List of participating dealers – **Not Applicable**
- 23. Preventative maintenance – **Not applicable.**
- 24a. Special attributes such as environmental attributes: **None**
- 24b. If applicable, indicate that Section 508 compliance information is available on Electronic and Information technology (EIT) supplies and services and show where full details can be found (e.g. contractor's website or other location.) The EIT standards can be found at www.Section508.gov/.: **Not applicable.**

25. Data Universal Number System (DUNS) number: [608092305](#)
26. Notification regarding registration in Central Contractor Registration (CCR) database: Registered; Registration valid to: [09/01/2016](#)

PKMG Price List

SIN(s)	Service Provided	Unit of Issue	Price
520-5	Property Maintenance/Category 1a; 1-4 Units ; Vacant Up to 700 acquisitions per year	Per Property	\$2,172.17 for life of asset
520-5	Property Maintenance/Category 1b; 1-4 Units ; Vacant - 701 – 1400 acquisitions per year	Per Property	\$1,777.23 for life of asset
520-5	Property Maintenance/Category 1c; 1-4 Units ; Vacant Over 1401 acquisitions per year	Per Property	\$1,629.13 for life of asset
520-5	Property Maintenance/Category 1d; Single Family ; Occupied	Per Property	\$271.00 per month
520-5	Category 1e; Vacant Land	Per Property	\$49.00 per month
520-5	Category 2a; Multi-family; Monthly Management Fee	Per Property	7% of Monthly Potential Gross Income
520-5	Category 2b; Commercial Property; Monthly Management Fee	Per Property	10% of Monthly Potential Gross Income
520-5	Disposition Fee	Per Property	2.94% of Sale Price
520-5	Recovery Fee	Per Property	5.0% of Amounts Recovered

P.K. Management Group, Inc. (PKMG) is a Florida-based, minority owned, property preservation and management company, which has extensive, recent, and continuing contract, corporate and senior management personnel experienced in providing complete property preservation, maintenance and management services, as well as asset management and professional services, in support of large and complex single family and multifamily residential facilities and individual properties.

- PKMG provides property preservation and maintenance services that include:
 - Preparing and executing management, financial, and budget plans necessary to sustain the usefulness and value of the properties.
 - Complete inspection, management, maintenance and repair of private and public sector residential units occupied by tenants and/or being held for sale.
 - Inspection, painting, pest control, grounds maintenance, landscaping, tree trimming, snow removal, preventive maintenance and repair services, locksmith services, janitorial/custodial services and collection and disposal of refuse, roofing repair and replacements; plumbing and pipefitting, electrical utility; paving related to surface areas; support training and consulting services; operation and maintenance of water system and septic field; all mechanical, operations, maintenance and repair of building systems, and heating/ventilation/Air Conditioning (HVAC) maintenance; and maintenance of facilities and systems to include instruments, carpentry, masonry, and refrigeration services.
 - HUD FSM requirements, including: completion of HUD Property Inspection Report (HPIR) and ongoing Routine Inspections, securing property and debris removal, performing cosmetic enhancements/repairs for Showcase properties, research and timely payment of HOA and utility bills, and ongoing property maintenance.

- PKMG provides: (i) asset management services to service, monitor, and maintain assets held by government agencies and private sector companies; (ii) services required to share and manage risk on assets; and (iii) assistance in assessing and improving asset management of Government property and other assets. PKMG collects and processes relevant asset information in prescribed Government managed databases, and in PKMG managed databases necessary to accurately reflect the status and activity on asset management activities, and final disposition of HUD, FDIC, and private sector-owned REO assets.
- PKMG has the personnel and resources to provide complete property preservation, maintenance, and management services to small landlords with single properties and to the Federal government and institutional investors with large numbers of diverse real estate holdings. The company has employed highly skilled employees, and has developed and implemented administrative and management policies, procedures, and systems that assure its clients receive products and services of the highest quality.
- PKMG's corporate Headquarters and principal operating offices are located in the Miami Florida Metropolitan Area. It also has operating offices in Las Vegas, Nevada. As PKMG continues to expand, it will be opening additional offices in the Central and Northeastern regions of the US. PKMG has the capability of covering all HUD 3.8 Contract Areas. In addition, PKMG has the resources and capability to establish new offices anywhere in the United States, and have a fully operational office within 30 days. This estimate is based on recent experience as PKMG opened its Las Vegas office last year. PKMG currently has 90 full-time, active professional and technical employees who provide property preservation and maintenance services as Prime Contractors to Federal government and private sector clients. The company has working agreements and access to a labor pool consisting of an additional 100 managerial, professional, technical, and administrative personnel who are available to meet increasing and/or unanticipated requirements dispersed throughout major cities in the Midwest, Southern, and Northeastern United States. The following specific information is provided:
 1. PKMG currently provides HUD with the following Property Preservation services across Contract Areas 3A, 4A, 5A, 6A, 4S, 6S, and 2D:
 - a. Completion of HUD Property Inspection Report (HPIR) and ongoing routine property inspections.
 - b. Securing of property and debris removal.
 - c. Perform cosmetic enhancements/repair with GTR approval.
 - d. Send notification letters and follow up to pay associated HOA and utility bills prior to the property closing.
 2. PKMG employs a national vendor network of contractors that perform a wide variety of specialized property maintenance and preservation services. PKMG's Vendor Management Department (VMD) serves as the main point of contact for all field subcontractors and is tasked with the expansion of the company's network of vendors to service clients throughout the United States. The VMD executes on PKMG's philosophy on engaging small business contractors to perform all field work.

3. PKMG uses the DELTEK government financial management system, which integrates all financial, accounting, budgeting, and task management functions in consonance with requirements of the Defense Contract Audit Agency (DCAA) accounting systems requirements.

P. K. Management Group, Inc. (PKMG) has extensive experience in managing, preserving and maximizing property values for public and private clients. PKMG is currently a Prime HUD Management and Marketing Program (M&M 3.6) Field Service Manager (FSM) Contractor in Areas 3A (IL); 4A (IN and KY); 5A (NC and SC); 6A (TN, AL, MS); 4S (NV and ID); 6S (AK, WA, OR); and 2D (N. TX, OK, MO, LA, KS, AR) servicing an inventory in excess of 10,000 properties. PKMG has operating offices in Florida, Nevada, and Texas.

During the past year, PKMG has been awarded Prime Contracts by HUD, FNMA, FDIC, and USDA based on the strength of its experience of providing superior property preservation services to Federal government agencies. In addition, PKMG serves as a subcontractor for two Freddie Mac Prime contractors providing property preservation services. As a subcontractor, PKMG provides these services to Freddie Mac properties in Florida, Maryland, Texas, and California. PKMG also provides property preservation and maintenance services for over 500 properties owned nationally by the Federal Deposit Insurance Corporation (FDIC), including residential, commercial, and improved/unimproved lots/acreage. The subcontract requires performance nationally.

Under its contracts, PKMG provides property preservation and maintenance services that include:

- Complete inspection, management, maintenance and repair of private and public sector residential units occupied by tenants and/or vacant properties being held for sale.
- Inspection, painting, pest control, grounds maintenance, landscaping, tree trimming, snow removal, preventive maintenance and repair services, locksmith services, janitorial/custodial services and collection and disposal of refuse, roofing repair; plumbing and pipefitting, electrical utility; paving related to surface areas; support training and consulting services; operation and maintenance of water system and septic field; all mechanical, operations, maintenance and repair of building systems, and heating/ventilation/Air Conditioning (HVAC) maintenance; and maintenance of facilities and systems to include instruments, carpentry, masonry, and refrigeration services.
- Preparing and executing management, financial, and budget plans necessary to sustain the usefulness and value of the properties.

PKMG is led by industry veteran, Pedro Kolychkin. After nearly two decades in the property management and preservation business, he has designed, developed, and administered policies and programs governing all aspects of property management required for real property assets from assignment through disposition. Through numerous prime and sub contracts, Mr. Kolychkin has serviced the following institutions throughout his career: Resolution Trust Corporation (RTC), U.S. Department of Housing and Urban Development (HUD), Federal Deposit Insurance Corporation (FDIC), Federal Emergency Management Agency (FEMA), U.S.

Marshals Services, Freddie Mac, Citibank Group, GMAC and other banks/mortgage servicing firms. He has held an active Florida Real Estate license for over 17 years.

PKMG boasts an experienced, talented and diverse staff. Most of PKMG's staff come from the property management or related industries. These related industries include: residential and commercial real estate professionals, property preservation, construction management, field inspectors, asset management, and marketing professionals. The staff is well versed in property preservation processes and systems; but most importantly – PKMG personnel have the drive to get issues resolved in a timely and cost effective manner.